Comparative Market Analysis

ONE AGENCY LATROBE VALLEY



22 STRATHCOLE DRIVE TRARALGON VIC 3844

Prepared on **10th September 2023**



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Comparable Rentals

1 20 STRATHCOLE DRIVE TRARALGON VIC 3844



3 | 1 | 3 | 680m² | 93m²

Year Built	1980	DOM	47 days
Listing Date	24-Mar-23	Distance	0.02km
Listing Price	$430.00 per week		

2 16 STRATHCOLE DRIVE TRARALGON VIC 3844



3 | 1 | 1 | 664m² | 128m²

Year Built	-	DOM	7 days
Listing Date	31-Mar-23	Distance	0.05km
Listing Price	$350 PW / AVAIL. 28.04.23		

3 3 STRATHCOLE DRIVE TRARALGON VIC 3844



3 | 1 | 2 | 702m² | 138m²

Year Built	1980	DOM	61 days
Listing Date	03-Apr-23	Distance	0.17km
Listing Price	$400.00 per week		

4 23 BURNET PLACE TRARALGON VIC 3844



3 | 1 | 2 | 579m² | 110m²

Year Built	-	DOM	7 days
Listing Date	26-May-23	Distance	0.25km
Listing Price	$390 pw		

5 13 MORGAN DRIVE TRARALGON VIC 3844



3 | 1 | 2 | 817m² | -

Year Built	-	DOM	21 days
Listing Date	09-Jun-23	Distance	0.47km
Listing Price	$430.00 per week		

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

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Comparable Rentals

6 4 RIMFIRE COURT TRARALGON VIC 3844



3 | 1 | 1 | 667m² | 119m²

Year Built	1985	DOM	39 days
Listing Date	17-Mar-23	Distance	0.64km
Listing Price	$400 Per Week		

7 84 DAVIDSON STREET TRARALGON VIC 3844



3 | 1 | 2 | 609m² | -

Year Built	1975	DOM	22 days
Listing Date	19-Apr-23	Distance	0.74km
Listing Price	$430 PW / AVAIL. NOW		

8 9 ARCHER COURT TRARALGON VIC 3844



3 | 1 | 2 | 992m² | 137m²

Year Built	1995	DOM	12 days
Listing Date	03-Nov-22	Distance	0.79km
Listing Price	$410.00 per week		

9 74 DAVIDSON STREET TRARALGON VIC 3844



3 | 1 | 3 | 598m² | -

Year Built	-	DOM	46 days
Listing Date	06-Dec-22	Distance	0.82km
Listing Price	$410 PW /AVAIL. NOW		

10 192 LIDDIARD ROAD TRARALGON VIC 3844



3 | 1 | 2 | 606m² | 104m²

Year Built	-	DOM	30 days
Listing Date	10-Nov-22	Distance	0.91km
Listing Price	$400.00 per week		

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

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Summary

22 STRATHCOLE DRIVE TRARALGON VIC 3844









Appraisal price range

$400 - $430 Per Week

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